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0004

0042.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,104,600 / 1,104,600

APPRAISED:

USE VALUE:

ASSESSED:

1,104,600 / 1,104,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
40-42		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	42 PLEASANT STREET LLC	Unit #:	A
Owner 2:			
Owner 3:			
Street 1:	42 PLEASANT ST UNIT A		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	SCIRE FRANK -
Owner 2:	-
Street 1:	40 PLEASANT ST
Twn/City:	ARLINGTON
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Conv Building built about 1917, having primarily Clapboard Exterior and 1672 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,104,600			1,104,600		290171
							GIS Ref
							GIS Ref
							Insp Date
							04/28/17

1 of 1
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 99 - Condo Conv		Full Bath	Rating:	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth	Rating:	1/2 Bath: 2	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:										
Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1																							
Foundation: 3 - BrickorStone																									
Frame: 1 - Wood																									
Prime Wall: 2 - Clapboard																									
Sec Wall: 1 - Wood Shingl 15 %																									
Roof Struct: 1 - Gable																									
Roof Cover: 1 - Asphalt Shgl																									
Color: GREEN																									
View / Desir: S25 - Size 25																									
GENERAL INFORMATION								RESIDENTIAL GRID																	
Grade: B - Good								1st Res Grid Desc: Line 1 # Units 1																	
Year Blt: 1917		Eff Yr Blt:		Level		FY LR DR D K FR RR BR FB HB L O																			
Alt LUC:		Alt %:		Other																					
Jurisdct: G16		Fact: .		Upper																					
Const Mod:				Lvl 2																					
Lump Sum Adj:				Lvl 1																					
				Lower																					
				Totals		RMs: 0	BRs: 0	Baths: 1	HB: 2																
CONDOS INFORMATION								REMODELING RES BREAKDOWN																	
Location:								Exterior: No Unit RMS BRS FL																	
Total Units: Floor: 1 - 1st Floor								Interior: 1																	
% Own: 35.000000000								Additions:																	
Name:								Kitchen:																	
								Baths:																	
								Plumbing:																	
								Electric:																	
								Heating:																	
								General: Totals																	
								1																	
DEPRECIATION								SUB AREA																	
Avg Ht/FL: STD								Code Description Area - SQ Rate - AV Undepr Value																	
Prim Int Wal 2 - Plaster								FFL	First Floor	1,672	361.770	604,881	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
Sec Int Wall: %													FFL	100	OFC	100	V	1							
Partition: T - Typical																									
Prim Floors: 4 - Carpet																									
Sec Floors: %																									
Bsmnt Flr: 12 - Concrete																									
Subfloor:																									
Bsmnt Gar:																									
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 2 - Gas																									
Heat Type: 3 - Forced H/W																									
# Heat Sys: 1																									
% Heated: 100		% AC: 100																							
Solar HW: NO		Central Vac: NO																							
% Com Wal		% Sprinkled																							
MOBILE HOME								Make:	Model:	Serial #:	Year:	Color:	IMAGE												
SPEC FEATURES/YARD ITEMS								PARCEL ID 011.A-0004-0042.A								AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:	Total Special Features:						Total:																	